An Coimisiún Pleanála

Commission Direction
CD-001479
PL-501662-CN-26

The submissions on this file and the Inspector's report were considered at a meeting held on 29 October 2026.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning Commissioner: _____

Mary Henchy

Date: **30th day of October 2026**

DRAFT WORDING FOR ORDER

Reasons and Considerations

The applicant has not demonstrated that; the existing waste water treatment plant was built in accordance with permission reference 04/519, and/ or that it has the capacity to accommodate the additional chalets loading. Neither has the applicant demonstrated that they have the necessary consent to connect to the existing

wastewater treatment plant. The proposed development would therefore, not accord with objective FDW02 of the Cavan County Development Plan 2022 - 2028 and does not accord with the proper planning and sustainable development of the area.

Note: The Commission noting the planning history and the fact that the applicant states that the chalets were built during the life of that permission, do not concur with the Inspector that the tourist accommodation is not in accordance with objective T05 of the Cavan County Development Plan.

The risk to water bodies referenced by the Inspector in their recommendeation is linked to the reason for refusal, it is dependent on the applicant being able to demonstrate available capacity in the existing wastewater treatment plan and consent to connect to same.